CITY OF GLADEWATER
CITY COUNCIL REGULAR SESSION
MINUTES
NOVEMBER 15, 2007
6:00 P.M.

MEMBERS PRESENT: Mayor John Paul Tallent, Mayor Pro-tem Walter Derrick, Joe Derouen, Jerry Williams, Scott Owens, Richard Parrish, Jr., Jimmy Williams

STAFF PRESENT: Jay Stokes, Melba Haralson, Richard Ross, Wayne Smith

GUESTS PRESENT: Mary J. Williams, Jimmy Davis, Charles Meadows, Lesley Taylor, Cathy Smith, Brenda Brown, Deborah Pike, Beverly Tallent, Don Youngs, Linda Patton, Mark Carpenter, Marilyn Kelley, Todd Estes, Mike Sugrue, B.K. Johnson, Judy Youngs

I.   CALL TO ORDER

       Mayor Tallent called the meeting to order at 6:00 p.m. Councilmember Jimmy Williams gave the invocation and Councilmember Derouen led the Pledge of Allegiance.

II.   CONSIDERATION OF CONSENT AGENDA
       a)   Minutes – October 18, 2007
       b)   Water tap outside the city limits at 3240 West Lake Drive
       c)   2008 annual permits for Gladewater Juneteenth Celebration Association
       d)   Renewal of contract with NEH Williams Design for website services
       e)   Blanket Permit for Round Rock Historical Association Turkey Shoot to be held November 17, 2007

       Councilmember Owens moved to approve, seconded by Councilmember Derouen. Carried 6-0.

III.   CONSIDERATION of Hampton & Hackberry drainage solutions with Mr. John Ringler, KSA Engineers

       Councilmember Parrish moved to table until the December meeting, seconded by Councilmember Jimmy Williams. Carried 6-0.

IV.   DISCUSSION of proposed City of Gladewater participation in an affordable housing application to be submitted by StoneLeaf at Gladewater

       (This item and Item V. were discussed after Item VII.)
       Don Youngs, 2404 Creekwood Court, Keller, TX, now working for Solutions Plus, Inc., said that last year he proposed to the State to build a 76 unit development behind Brookshire's, but the application came to a quick demise because of scoring. Those developments considered at risk got priority. Since then the rules have changed and new construction now has separate consideration. He said now they can build 80 units in a rural area for families (not exclusive to seniors). Mr. Youngs said if the Council is interested they will make a full presentation at the December meeting. He briefly explained that in order to receive sufficient scoring, the City would need to participate in two areas; In addition to in-kind contributions, the City needs to provide the developer with a loan for up to 5% of the cost for not less than one year, or longer than it takes to put the development in service. The developer then pays the City back as draws are made. The loan rate has to be no more than the federal interest rate made to government agencies. Also, if there are any neighborhood organizations, i.e. Crime Watch, they will need to hear the presentation.

       Mr. Youngs then introduced Mike Sugrue, Principal of Solutions Plus, Inc. who has been in this type business since the 1960's and has worked with tax credit developments since its inception in the late 1980's. Mr. Sugrue said he wants this to be a good deal for everyone; City, bank, developer and neighbors. He then offered to answer any questions.

Councilmember Jerry Williams asked how many acres would be needed for the development and if his company has any history in East Texas. Mr. Sugrue answered that the development would be about 10 acres and they have one project in process in Dalhart and Tye. Councilmember Owens asked how many units are in each building. Mr. Sugrue responded that there would be 10 buildings having 8 units each.

By consensus, the Council agreed to hear the full presentation in December.

V. CONSIDERATION of hiring Adams Engineers for work on Lake Gladewater dam

Todd Estes, of Adams Engineering in Tyler, said they have inspected the Lake Gladewater dam. TCEQ inspected the dam in 2005, and prior to that in 1989. TCEQ required that the City study the effects that a Probable Maximum Flood would have on the dam. City Manager Stokes added that Fire Chief Wayne Smith, Lake Warden Richard Ross and Veolia Project Manager Chris Meeks have also put a lot of time and effort into this. Mr. Estes said the primary objectives are 1) to diminish the loss of property and life if the dam should fail, 2) make a good faith effort to comply with TCEQ requirements, and 3) to teach the staff to inspect the dam regularly, although we cannot make repairs without TCEQ approval. He said there are four areas of seepage on the back side of the spillway. If we had to rebuild to TCEQ 100-year flood standards, it would cost about $5 million.

City Manager Stokes recommended hiring Adams Engineering to get cost estimates to take care of the emergency items.

City Councilmember Jerry Williams asked if their fee is based on time spent? Mr. Estes replied that it is hourly as soon as the contract is approved. He then displayed a map of the potential affected areas if the dam should fail.

Councilmember Jimmy Williams moved to hire Adams Engineering, seconded by Councilmember Parrish. Carried 7-0.

VI. PUBLIC HEARING regarding taxation of Super Freeport Goods for Tax Year 2008

(Note: This public hearing was conducted immediately after Item III.)
Mayor Tallent opened the public hearing at 6:02 p.m. City Manager Stokes explained that the legislature made a change in the last session so that certain goods in transit can be exempt from taxation as long as goods remain in Texas. He said it won't really affect Gladewater, but recommended that we opt out and make transit goods taxable.

VII. CONSIDERATION of ordinance to continue taxing Super Freeport Goods for Tax Year 2008

Mayor Pro-tem Derrick moved to approve the ordinance, seconded by Councilmember Derouen. Carried 6-0.

(Councilmember Jerry Williams joined the meeting. Council then went back to Items IV. and V.)

VIII. CONSIDERATION of accepting Lake Board recommendation on lease of park property to help establish an RV park

Lake Warden Richard Ross and City Manager Jay Stokes explained that the property in question is across from the boat ramp and is park property that we mow and maintain. Mr. Stokes asked the Council to consider whether we should take that park property and lease it as another lake lot, then use that money to start an RV park. If so, we need to see what the property is worth, take bids and go to closing. Then we will need to hire an engineer for the infrastructure. Mr. Ross said that portion of the park is not used very often and this has been unanimously approved by the Lake Board.

Councilmember Owens expressed approval, saying this would make the lake a destination and visitors would be spending money in town. He said it would become self supporting, but stays need to be limited to short-term.

Councilmember Jerry Williams said he can't understand why people at the lake with high dollar homes would want an RV park next to them. Councilmember Owens said it would be between the basketball court and the old fish ponds. Councilmember Jerry Williams said he doesn't think it's the job of the city to go into the RV business. We should let an investor do it. Councilmember Derouen said he would like to know what the residents think. Mayor Tallent said he doesn't like the location.

City Manager Stokes reminded the Council that the funds must be used for a park. He recommended that it go back to the Lake Board to see if they are just interested in selling the lot, not specifically for an RV park.

Councilmember Jimmy Williams moved to send the matter back to the Lake Board for further consideration. Seconded by Councilmember Derouen. Carried 7-0.

IX. CONSIDERATION of casting votes for Upshur County Appraisal District Board of Directors

Mayor Tallent suggested that we split our 104 votes between Delbert Burlison and Darrell McKnight, both from Gladewater.

Councilmember Owens moved to split the votes as suggested by the Mayor, seconded by Councilmember Jerry Williams. Carried 7-0.

X. CONSIDERATION of casting votes for Gregg County Appraisal District Board of Directors

Councilmember Jerry Williams moved to cast our 32 votes to A.P. Merritt, seconded by Councilmember Derouen. Carried 7-0.

XI. CONSIDERATION of renaming South Main Street from McNeece Street south to Loop 485 as "Coach Cooksey Street"

City Manager Stokes said he has notified all residents and property owners involved and the Housing Authority is in favor.

Councilmember Derouen moved to approve the renaming of the street, seconded by Councilmember Jerry Williams. Carried 7-0.

XII. CONSIDERATION of termination of contract with DLT Services

City Manager Stokes advised that DLT Services is in default and he has received no response to his certified letters or calls.

Councilmember Jerry Williams moved to terminate the contract and have their equipment removed from the water tower. Motion was seconded by Councilmember Owens. Carried 7-0.

XIII. CITY MANAGER'S REPORT
   a. Ferry Street railroad crossing – Project complete.
   b. Gay Avenue drainage update – Engineers are working on it.
   c. Water Plant Phase II update – Project has been approved by Washington D.C. We will have more information after meeting tomorrow.
   d. FEMA Reimbursements – The final closeout amounted to $13,745.56. He expressed appreciation to Chris Meeks and Fire Chief Smith for all their hard work to get FEMA all the information they needed.
   e. Update on grant proposals – He encouraged everyone to take a look at the progress at the airport. In consideration of the downtown businesses, a decision was made not to tear up any more concrete on the northwest side of Main Street

until after Christmas. The Fire Department got two grants for equipment; one for $500 and one for $6,000.

f.   Special meeting on Weldon Bumblebee Park – It appears the CCC can meet on Thursday, December 13th at 6:00 p.m. at the Garfield Community Center. We are still waiting on confirmation from the planners.

XIV.   <u>CITIZENS COMMENTS</u>

None.

XV.   <u>ADJOURN</u>

Councilmember Parrish moved to adjourn at 7:27 p.m. Adjourned by consensus.

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JOHN PAUL TALLENT, MAYOR

ATTEST:

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MELBA HARALSON, CITY SECRETARY